

STATE PUBLIC WORKS BOARD

915 L Street, Ninth Floor
Sacramento, CA 95814-3701
(916) 445-9694

STATE PUBLIC WORKS BOARD

September 12, 1997

MINUTES**PRESENT:**

Dennis Hordyk, Assistant Director, Department of Finance
Steve Olsen, Department of General Services
Jan Hall, Department of Transportation
Steve Spears, State Treasurer's Office
Rick Chivaro, State Controller's Office

ABSENT:

Director, Employment Development Department, Advisory Member
Assembly Member Joe Baca, Legislative Advisor
Assembly Member Diane Martinez, Legislative Advisor
Assembly Member Kevin Shelley, Legislative Advisor
Senator Quentin L. Kopp, Legislative Advisor
Senator Leroy F. Greene, Legislative Advisor
Senator Richard G. Polanco, Legislative Advisor

STAFF PRESENT:

Shelley Mateo, Administrative Secretary, State Public Works Board
Karen Finn, Principal Program Budget Analyst, Department of Finance
Marcy Person, Budget Analyst, Department of Finance
Sally Krotine, Budget Analyst, Department of Finance
Matt Paulin, Budget Analyst, Department of Finance
Peggy Palmertree, Secretary, State Public Works Board

CALL TO ORDER AND ROLL CALL:

The meeting was called to order by Mr. Dennis Hordyk, Chairperson, Assistant Director, Department of Finance at 10:03 a.m. Ms. Shelley Mateo, Administrative Secretary for the State Public Works Board called the roll. A quorum was established. It is noted that Mr. Steve Spears arrived at 10:05.

APPROVAL OF MINUTES:

Ms. Mateo reported staff had reviewed the August 8, 1997 minutes and noted a correction. Ms. Mateo indicated that the Board approved Item #22, which involved an augmentation for the California Science Center project, contingent upon successful completion of the waiting period for the 20-day letter to the Legislature. In the minutes, the discussion for the item addresses the need for a contingency approval, but the actual action does not reflect that qualification. Ms. Mateo also indicated that the minutes will be corrected to reflect accurately the board's contingency action and she also noted that in a postscript on the minutes that the 20-day waiting period was completed successfully.

Hearing no objections, the minutes of August 8, 1997, with the noted correction were unanimously approved.

BOND ISSUES:

Ms. Mateo reported that there were two bond items for consideration.

Ms. Mateo noted that Item #1 was for interim financing for a Board lease-revenue project to replace the dorms at the Department of Corrections' California Institution for Men. The project is within cost and scope; construction will begin in October and is expected to be complete in February of 1999.

Ms. Mateo noted interim financing allows the project to proceed until bond funds are available. That the resolution for this item came in late and therefore was not included in the briefing packets, but a copy of the resolution was provided to the Board members.

Ms. Mateo reported that staff recommends your approval of the resolution.

A motion was made by Mr. Olsen and seconded by Ms. Hall to approve Agenda Item #1 of the bonds calendar. The motion was unanimously adopted by a 5-0 vote.

Ms. Mateo noted that Item #2 is a bond sale for California State University involving 31 projects. The bond sale completes the issuance of funds for all outstanding lease-revenue bond projects for the university.

Ms. Mateo indicated that the maximum par value of the sale is \$190,000; the maximum true interest cost is 6.50 percent and that the tentative sale is scheduled for October 21, 1997. Ms. Mateo also indicated that the resolution for the item is in the briefing package.

Ms. Mateo reported that staff recommends approval of the resolution.

A motion was made by Mr. Spears and seconded by Mr. Olsen to approve Agenda Item #2 of the bonds calendar. The motion was unanimously adopted by a 5-0 vote.

CONSENT CALENDAR:

Ms. Mateo reported that the Consent Calendar included Items #3-27.

Ms. Mateo noted that Item #4 has been moved to the Action Calendar, Item #12 has been removed from the agenda, and Item #14 was to be moved to the Special Board meeting to be held on September 17th.

Ms. Mateo reported for the record that the project location of Item #23 is Santa Clara County not Santa Cruz County; the university is in Santa Cruz as the agenda states, but the project site is in a neighboring county.

The remainder of the consent calendar consisted of 14 requests for approval of preliminary plans; 1 request for revision of a prior PWB action; 6 requests for site selection and acquisition, and 1 request for approval of sale of surplus property. Ms. Mateo also noted that with the exception of Item #13, the departments have reported that these projects are within scope and cost.

Ms. Mateo reported that the 20-day notification letter for Item #13 was included in your briefing package last month and that the 20-day waiting period expired without negative comment. Ms. Mateo also reported that there are no other related 20-day letters for the consent calendar.

Ms. Mateo indicated that except as noted the projects are within scope and cost and that the departments have certified that the projects have met CEQA requirements, both statutory as well as board administrative requirements.

Ms. Mateo reported that staff recommends approval of the Consent Calendar Items #3-# 27 inclusive, minus Items #4, #12 and #14.

A motion was made by Ms. Hall and seconded by Mr. Olsen that the modified consent calendar be adopted to approve Agenda Items #3, #5 through #11, #13, #15 through #27. The motion was unanimously approved by a 3-0 vote.

ACTION ITEMS:

Ms. Mateo indicated there is one Action Item #4.

Ms. Mateo noted that Item #4 is for a seismic retrofit project at the Administration Building of Corrections' Norco facility. Ms. Mateo also noted that the project has been moved to the Action Calendar because the 30-day CEQA litigation period does not expire until close of business September 12, 1997, also the project is within cost and scope.

Ms. Mateo indicated that the recommended motion is to approve Item #4, subject to successful completion of the CEQA litigation period.

A motion was made by Ms. Hall and seconded by Mr. Olsen to approve Agenda Item #4 of the Action Calendar. The motion was unanimously approved by a 3-0 vote.

REPORTABLES:

Ms. Mateo reported there were five reportables.

OTHER BUSINESS

Ms. Mateo reported that there are two items of Other Business Items #28 and #29.

Ms. Mateo indicated that Item #28 is an information only item. Public Works Board staff has received suggestions in the past, both from board members and from the Department of Finance, that proposed board actions are not always easily understood from a reading of the agenda. Staff therefore proposes to provide a staff analysis of proposed agenda items to both Board members and the public beginning no later than January of 1998, and has already begun preparing for this change by preparing draft analyses for internal review. Ms. Mateo also indicated that it would take at least three months to complete this transition because the staff needs to work with departments to standardize information received for the analyses.

Ms. Mateo reported that the plan is to provide the staff analyses to Board members several days in advance of the Board meeting, and to make copies available for the public on the day of the board meeting at the back of the meeting room. Ms. Mateo also reported that staff would welcome any guidance that the board might want to provide over the next three months about content and format.

A short discussion on Item #28 was held between Ms. Hall and Mr. Olsen.

Ms. Mateo noted that the second Item #29 of Other Business is also an informational item regarding new requirements for submitting board agenda items and revisions to the State Administrative Manual. Ms. Mateo also noted that the Department of Finance has sections of the manual that it is responsible for and that the Board would be interested in the section that addresses capital outlay budgeting administration.

Ms. Mateo reported that the revision has been requested by the Department of General Services, and as part of this update the Department of Finance proposes to add new sections summarizing the Board's areas of administrative responsibility and its procedures. Ms. Mateo noted that currently there are no distributed documents that addresses the Board's function.

Ms. Mateo indicated that as staff to both the Department of Finance and the Public Works Board, the Capital Outlay unit thought the Board may want to review the proposed revision and possibly formally adopt those sections dealing primarily with Board responsibilities. Ms.

Mateo also indicated that if the Board has no objection, PWB staff would place relevant sections of the manual revision on the Board's calendar for action when that revision is complete, probably before the end of the calendar year.

NEXT MEETING:

Ms. Mateo noted that the next PWB meeting is a Special meeting and is scheduled for September 17, 1997 at 11:00 a.m.

Having no further business, the meeting was adjourned at 10:16 a.m.

BOND ITEM

DEPARTMENT CORRECTIONS (5240)

CALIFORNIA INSTITUTION FOR MEN SAN BERNARDINO COUNTY

Authority: Chapter 282/97, Item 5240-301-0660(2)

1. Replacement of Program C Dorms

a. Adopt a Resolution to include the following:

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bond.
- (2) Approve the form of and authorize the execution of the Construction Agreement between the Department of Corrections and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the Department of Corrections and the State Public Works Board.
- (4) Authorize the use of interim financing to be repaid from the Public Works Board Construction Fund from the proceeds from the sale of bonds.

\$5,612,000 Total estimated project cost.

Approved.

BOND ITEM

STAFF ANALYSIS – ITEM 1

Department of Corrections, California Institution for Men, San Bernardino County

PWB approval will allow interim financing for the project.

This project will demolish four of the existing minimum security dorms on the California Institution for Men facility yard. They will be replaced with two of the Department of Correction's prototypical design housing units, with a combined housing capacity of 400 inmates. Also, a 4,125 square foot administration/program support building will be constructed, replacing the existing modular units.

Funding and Project Cost Verification

Chapter 303/95, Item 5240-301-0660 appropriated \$63,000 for preliminary plans and \$74,000 for working drawings. The Public Works Board approved preliminary plans and the use of inmate labor on July 12, 1996. The balance of funds is available through Chapter 282/97, Item 5240-301-0660. The project is currently within cost.

Scope Verification

The project is currently within scope as approved by the Legislature.

Other

The proposed project schedule is as follows:

Preliminary plans complete:	April 15, 1996
Working drawings complete:	November 15, 1996
Construction beginning:	October 1997
Construction complete:	February 1999

Staff Recommendation: Adopt resolution.

BOND ITEM

CALIFORNIA STATE UNIVERSITIES (6610)

VARIOUS PROJECTS

Authority: Chapter 303/95, Item 6610-301-0660

2. Total estimated project cost: \$146,202,000

a. Adopt a resolution to include the following:

- (1) Authorize the sale of the State Public Works Board (SPWB) lease revenue bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreements between the CSU and the SPWB.
- (3) Approve the form of and authorize the execution of the Site Leases amended and restated site leases, as required between the CSU and the SPWB.
- (4) Approve the form of and authorize the execution of the Facility Leases, and amended and restated facility leases between CSU and the SPWB.
- (5) Approve the form of and authorize the execution of an Indenture or Supplemental Indenture, as needed, with the State Treasurer for the project.
- (6) Approve the form of and authorize the execution and delivery of a Preliminary Official Statement.
- (7) Approve the form of and authorize the execution and delivery of an Official Statement.
- (8) Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Approved.

BOND ITEM

STAFF ANALYSIS – ITEM 2

California State University Bond Sale

This bond sale completes the issuance of all outstanding lease revenue authority for the California State University. The sale will encompass twenty-two construction projects and nine equipment projects with total project costs of \$146,202,000.

The maximum par amount and the true interest costs will be presented at the meeting.

Other

Equipment will be purchased for nine projects at eight campuses, seven of which have been completed and two that are scheduled to be complete by December 1997 and January 1998.

Eleven of the twenty two construction projects include working drawings. The twenty-two projects, at twelve campuses, encompass infrastructure, seismic retrofits, additions and renovations, as well as new construction.

Staff Recommendation: Adopt resolution.

CONSENT ITEM

DEPARTMENT OF JUSTICE (0820)

BUREAU OF FORENSIC SERVICES (BFS) RIVERSIDE COUNTY

Authority: Chapter 162/96 - 85.50.080, Item 0820-301-0001(2)

3. Riverside - Replacement Laboratory

a. Approve Preliminary Plans

\$479,000 funding in place - 1996/97 General Funds - Chapter 162/96
Item 0820-301-0001(2)

\$11,561,000 total estimated project cost

\$479,000 previously allocated for a study and preliminary plans

\$11,082,000 to be allocated -- \$962,000 General Funds - Working drawings \$527,000, site acquisition \$435,000, and \$10,120,000 Public Construction Bond Funds - construction \$10,120,000 (\$8,927,000 contracts, \$446,000 contingency, \$528,000 architecture and engineering, \$219,000 project administration)

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 3

Department of Justice - Replacement Laboratory

PWB approval will allow working drawings to be developed for a new forensic laboratory in Riverside. The new facility will contain 38,477 square feet and will replace the old facility, which is severely undersized at 8,560 square feet, in need of extensive repairs, and poorly organized for efficient crime lab analytical practices. The budget provides \$479,000 for preliminary plans and \$527,000 for working drawings for the design of this new facility.

Funding and Project Cost Verification

The project is currently within cost. The estimated total project cost is \$11,561,000 including study funds (\$435,000 for site acquisition); preliminary plans (\$479,000); working drawings (\$527,000); construction (\$8,927,000); contingency (\$446,000); A&E (\$528,000); and other project costs (\$219,000).

Scope Verification

The project is within scope as approved by the Legislature. Scope was verified upon review of preliminary plans, August 21, 1997.

CEQA

The CEQA review period was complete on August 12, 1997. The CEQA Notice of Determination was filed August 13, 1997 at the State Clearinghouse. The final date for any legal challenges is September 11, 1997. There have been no challenges to date, and none are anticipated.

Other

The administrative area of the new crime lab will consist of office space for a staff of 33 including the following: reception area; records file room; copy and supply room; employee room; conference room; library; showers and lockers; and separate rest rooms for both employees and visitors.

The laboratory area of the facility includes the following: evidence reception area; evidence viewing room evidence vault with walk-in freezer, refrigerator, drying cabinets, drug storage vault, and lab storage; firearms exam area; firearms vault; test fire tank and firing range; general exam area; Serology prep; PCR amplification; 2 trace evidence rooms and trace microscopy area; instrument room; QD exam; clan lab room; vehicle exam with lift; 2 SEM rooms; dark room; blood alcohol/intox; and maintenance shop. Site work, parking, and utilities are included.

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

DEPARTMENT OF GENERAL SERVICES (1760)

ADMINISTRATION BUILDING 101, NORCO RIVERSIDE COUNTY

*Authority: Chapter 303/95, Item 1760-301-768(1)
Chapter 162/96, Item 1760-301-0768(1)
Chapter 282/97, Item 1760-301-0768(.5)*

4. Seismic Retrofit, Administration Building 101, Norco

a. Approve Preliminary Plans

\$19,754,000 funding in place

\$19,754,000 total estimated project cost

\$631,000 previously allocated for preliminary plans (\$581,000) and study (\$50,000)

\$19,123,000 to be allocated for working drawings \$1,202,000 and construction \$17,921,000 (\$14,752,000 contract, \$1,031,000 contingency, \$1,877,000 A&E and \$261,000 Agency Retained Items) at CCCI 3577

Moved to action calendar and Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 4 DGS - Administration Building 101, Norco

This item has been moved to the Action Agenda.

The project consists of a “structural only” retrofit, that is, architectural, mechanical, and electrical costs are limited to incidental work to enable the structural retrofit. This building was found to be seismically unsafe by the State Architect.

Funding and Project Cost Verification

Chapter 303/95, Item 1760-301-768(1) appropriated \$581,000 for preliminary plans for the subject project. Preliminary plans were completed in March 1996; however, the preliminary estimate raised concerns that the retrofit scheme could be more costly than a complete replacement of the building. Consequently, the Legislature approved funding for a study to enable DGS to make that determination. Chapter 162/96, Item 1760-301-0768(1) appropriated funds in the amount of \$50,000 for the program study.

The study, conducted with extensive assistance by the Department of Corrections, indicated that a replacement of the Administrative Building 101 at Norco would cost in excess of \$40,000,000 as compared with the retrofit construction estimate of \$15,783,000. The decision was therefore made to proceed with the retrofit project as originally envisioned.

Chapter 282/97, Item 1760-301-0768(.5) provides funds of \$19,123,000 for working drawing (\$1,202,000) and construction (\$17,921,000). The project is currently within cost.

Scope Verification

The project is currently within scope as approved by the Legislature.

CEQA

A Notice of Determination has been completed and was filed at the State Clearinghouse on August 13, 1997, with the 30-day statute of limitations under CEQA expiring September 12, 1997.

Other

The proposed project schedule is as follows:

Working drawings:	October 1997
Bid date:	August 1998
Completion date:	May 2000

Staff Recommendation: Approve preliminary plans contingent upon successful completion of the waiting period.

CONSENT ITEM

DEPARTMENT OF GENERAL SERVICES (1760) REAL ESTATE SERVICES DIVISION (RESD)

OFFICE OF EMERGENCY SERVICES SACRAMENTO COUNTY

Authority: Chapter 162/96, Item 0690-301-0001

5. Purchase - Site Selection and Acquisition

Authorize site selection and acquisition of Parcel 9550, comprising approximately 12.5 acres of vacant land in Sacramento County for use by the Office of Emergency Services.

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 5

DGS/Office of Emergency Services

This authorization will permit acquisition of approximately 13.47 acres of land with a net usable area of 12.5 acres for a new Office of Emergency Services combined Headquarters/State Operations Center and Regional Emergency Operations Center in the Sacramento area. The property is located in the northwest quadrant of Mather Field in Area B-1, bounded by Old Placerville Road on the west, Schriever Way on the north and an existing theater building to the east, and with vacant land to the south.

Funding and Project Cost Verification

Funds in the amount of \$5,348,000 for acquisition (\$3,414,000), preliminary plans (\$813,000), and working drawings (\$1,121,000) are available through Chapter 162/96, Item 0690-301-0001. Total estimated project cost is \$38,954,000. Working drawings were not initiated and will have to be rebudgeted in 1998-99.

Scope Verification

The project is currently consistent with legislative authority.

CEQA

The department certifies that CEQA requirements have been met. A mitigated Negative Declaration and a subsequent Notice of Determination was filed on July 24, 1997, and the final review period expired on August 22, 1997. Soil contamination problems, if any, will be mitigated prior to construction of the proposed project. The County of Sacramento is responsible for all such soil mitigation.

Other

The existing facility, constructed in 1950, has been determined to have significant flaws. The building does meet the Essential Services Act, is located within a designated floodplain and has been threatened with imminent flooding in 1986, 1995 and 1996, and the building does not have electrical capacity to function in a full-scale emergency.

In 1996, funding was authorized to develop preliminary plans and conduct a site search for a replacement facility. The new facility will be a state-of-the-art emergency response control and communications center with spatial efficiency, energy efficiency and flexibility of configuration and operation.

The department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State. Any implied dedication has been considered in the property evaluation.

Staff Recommendation: Approve site selection and acquisition.

CONSENT ITEM

WEAVERVILLE JOSS HOUSE STATE HISTORICAL PARK TRINITY COUNTY

Authority: Section 11011.6 of the Government Code

6. Surplus Real Property

Authorize the transfer to Trinity County by the Director of General Services, with approval of the Director of the Department of Parks and Recreation, of certain State owned real property located within the town of Weaverville, comprising approximately 0.44 acres of land outside the park proper and not needed by the Department of Parks and Recreation. The County has been maintaining the property in conjunction with their adjacent museum facility for public benefit and there will be no costs involved for the conveyance.

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 6

DGS - Weaverville Joss House State Historical Park

This property is located in the central business and historic district of Weaverville, the largest town in Trinity County, approximately forty-five miles west of Redding on State Highway 299. The Department of Parks and Recreation has determined that the property is not needed for state park purposes.

Funding and Project Cost Verification

Per Government Code Section 11011.6, this property may be transferred to the County of Trinity. While there will be no monetary benefit to the State, there will also be no cost to the State for conveyance and all obligations relating to the property by the State will cease.

Scope Verification

The transfer of the surplus property is consistent with Government Code Section 11011.6.

Other

The property, approximately 0.44 acres separated from the park unit by Lorenz Road, contains a picnic area for the recently constructed Jake Jackson County Museum, as well as a road and bridge structure that are currently being maintained by the County. The original acquisition cost in 1957 for the property was nominal as it consisted primarily of lands that were part of the county's contribution to the State's acquisition of the park property. The current market value is unknown. There have been no significant state funds expended to preserve, improve, restore or reclaim the property. The county will continue to maintain the property in conjunction with its adjacent museum facility.

The State will reserve an easement on Lorenz Road for state park purposes and will reserve rights to the mineral deposits below a depth of 500 feet.

Staff Recommendation: Approve surplus of real property.

CONSENT ITEM

**DEPARTMENT OF CORRECTIONS
CORCORAN STATE PRISON FACILITY
TULARE COUNTY**

Authority: Chapter 585/93, Items 5240-810-660 and 5240-811-660

7. Purchase - Site Selection and Acquisition

Authorize site selection and acquisition of Parcel 9587, comprising approximately 0.45-acre road easement fronting on 307 acres and Parcels 9588 and 9590, comprising approximately .43-acre road easement fronting on 435 acres, in Tulare County for use of the Department of Corrections.

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 7

Department of Corrections, Corcoran State Prison Facility

This authorization will permit acquisition of two road easements, located just east of the Corcoran State Prison Facility. The acquisition of these parcels is a mitigation measure resulting from the environmental impact study conducted for this project.

Funding and Project Cost Verification

Acquisition funding is authorized in Chapter 585/93, Item 5240-810-0660 and Chapter 585/93, Item 5240-811-0660. The project is currently within cost.

The appraised value of the parcels being site selected is within the appropriated funding. For purposes of ongoing negotiations, the transaction information will become public information after the property closes escrow.

Scope Verification

The project scope is consistent with legislative authority.

CEQA

The Department certifies that the requirements of the CEQA have been met. An EIR was prepared and a subsequent Notice of Determination was filed with the State Clearinghouse on October 17, 1994. The final review period ended November 18, 1994. No environmental hazard assessment was conducted as there were no indications or history of contamination.

Other

During the CEQA process it was determined that the facility would have significant impact on future traffic. The Department of Corrections is required to participate on a fair-share basis for traffic mitigation at a cost of \$3,200.

The department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.

Staff Recommendation: Approve site selection and acquisition.

CONSENT ITEM

**DEPARTMENT OF CORRECTIONS
SOLEDAD II WASTEWATER TREATMENT PROJECT
MONTEREY COUNTY**

Authority: Chapter 695/92, Item 5240-812-660

8. Purchase - Site Selection and Acquisition

Authorize site selection and acquisition of eight parcels (9669-9675 and 9766), comprising approximately 48.50 acres in the 50 to 75-year flood band and 31.70 acres of this land is in the 75 to 100-year flood band in Monterey County to be used as flood easements for the Department of Corrections.

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 8

Department of Corrections, Soledad II

This authorization will permit acquisition of flood easements upon eight parcels of land (total of 80.2 acres) located approximately two miles southwest of the City of Soledad.

Funding and Project Cost Verification

Acquisition funding and authority are provided by Chapter 695/92, Item 5240-812-660.

The cumulative value of the parcels being site selected is within the appropriated funding. For purposes of ongoing negotiations, the transaction information will become public information after the property closes escrow. The project is within cost.

Scope Verification

The project is consistent with legislative intent.

CEQA

The department certifies that the requirements of the CEQA have been. An EIR was performed and a subsequent Notice of Determination was filed July 10, 1997. The comment period expired August 10, 1997.

No environmental hazard assessment was conducted as there were no indications or history of contamination.

Other

The Soledad Wastewater Treatment Plant (WWTP) is located on 230 acres within the Salinas River 100-year floodplain. The plant was expanded in 1994-95 to accommodate additional flows from the City of Salinas and new flows from the two correctional facilities. Flooding from the Salinas River in March of 1995 inundated the new plant. Thus, in order to protect the Salinas River from contamination from the WWTP in the event of a 100-year flood and to protect the plant from damage from the same event, CDC proposes to construct levees that are approximately three to seven feet higher than the existing earthen embankments.

The department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.

Staff Recommendation: Approve site selection and acquisition.

CONSENT ITEM

**DEPARTMENT OF MILITARY
LOS ANGELES ARMORY SITE-AZUSA
LOS ANGELES COUNTY**

Authority: Chapter 162/96, Item 8940-301-0001

9. Purchase - Site Selection and Acquisition

Authorize site selection and acquisition of Parcel 9613, comprising approximately 15 acres, partitioned out of approximately 28.02 acres of vacant land, in Los Angeles County for use as a National Guard Armory replacement for the Department of Military.

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 9

Department of Military, Los Angeles armory site

This authorization will permit acquisition of a 15-acre parcel of land located at 1701 North Todd Avenue in the City of Azusa for the construction of an armory facility.

Funding and Project Cost Verification

Study and preliminary plans were funded through the 1995-96 Budget Act. Acquisition funds are available through Chapter 162/96, Item 8940-301-0001. Total estimated construction cost: \$13,022,000 (\$5,692,000 state funds, \$7,330,000 federal funds). The project is within cost.

Scope Verification

The project is currently consistent with legislative authority.

CEQA

A Notice of Determination was filed with the State Clearinghouse August 12, 1997 and the 30-day waiting period expires on September 11, 1997. No environmental hazard assessment was conducted as there were no indications or history of contamination.

Other

The proposed project consists of the acquisition of land and the construction of a new 92,021 square-foot armory facility in the City of Azusa. Currently there are three armories in Los Angeles County, Monrovia, Culver City and Los Angeles under leases that will expire within the next three years. A new armory is necessary to house units from these armories.

The property is vacant land, has had no transfers in the past five years and is now being marketed. In order to site the national guard armory, a zoning variance is probably necessary since the property is for general manufacturing and general industrial uses.

Any implied dedication has been considered in the property evaluation. The department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.

Staff Recommendation: Approve site selection and acquisition.

CONSENT ITEM

DEPARTMENT OF PARKS AND RECREATION (3790)

HUNGRY VALLEY STATE VEHICULAR RECREATION AREA VENTURA COUNTY

*Authority: Chapter 55/93, Item 3790-301-263(4) as Reappropriated by
Chapter 162/96, Item 3790-490-0263(1) and Reappropriated by
Chapter 282/97, Item 3790-490-0263(2)*

10. Purchase – Site Selection and Acquisition

Authorize site selection and acquisition covering Parcel A15701 (DPR 1131, Parcel 9593), comprising 280 acres to be acquired in fee in the County of Ventura, for use by the Department of Parks and Recreation.

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 10

Department Of Parks And Recreation, Hungry Valley State Vehicular Recreation Area

The authorization will permit acquisition of a 280± parcel as an addition to the existing Hungry Valley State Vehicular Recreation Area. The parcel is unimproved. Acquisition is sought in fee. This acquisition is one of several sought by the department to expand this recreation area.

Funding and Project Cost Verification

Acquisition funds are available through the department's Opportunity Purchase-Acquisition program (Chapter 55/93, Item 3790-301-263(4)). Use of these funds for this parcel is consistent with the department's plan for expenditure of the appropriation balance. The acquisition has its authority through Chapter 55/93, Item 3790-301-263(4) as reappropriated by Chapter 162/96, Item 3790-490-0263(1) and reappropriated by Chapter 282/97, Item 3790-490-0263(2). The project is currently within cost.

Scope Verification

The project scope is consistent with legislative authorization.

CEQA

The department certifies that the requirements of the CEQA have been met. A Notice of Exemption was filed on May 20, 1997 and the final review was concluded on June 24, 1997. No environmental hazard assessment was conducted as there were no indications or history of contamination.

Other

The owner has agreed to sell the 280± acres for \$84,000 and DGS has approved the offer based upon an appraisal by DGS staff. Implied dedication was reflected in property valuation.

The department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the property.

Staff recommendation: Approve site selection and acquisition.

CONSENT ITEM

**WILDER RANCH STATE PARK
GRAY WHALE RANCH
SANTA CRUZ COUNTY**

*Authority: Chapter 303/95, Item 3790-301-262(1)
Chapter 162/96, Item 3790-301-0262(1)
Chapter 282/97, Item 3790-301-0235(1)*

11. Purchase – Site Selection and Acquisition

Authorize site selection and acquisition for an additional undivided 25% interest covering Parcel Nos. A16401-A16415 (DPR-1136, Parcel No. 9615), comprising approximately 2,305 acres in the County of Santa Cruz for use by the Department of Parks and Recreation. The authorized funding will be used in concert with grant funds from the State Coastal Conservancy and the Wildlife Conservation Board to exercise a purchase option from the Save-the-Redwoods League. The property is being acquired by the State at a price substantially below the approved appraised value.

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 11

Department of Parks and Recreation - Wilder Ranch State Park, Gray Whale Ranch

This requested action would exercise the no-cost option granted by the Save-the-Redwoods League (League), allowing the State to purchase the remaining 40 percent interest in Parcel Nos. A16401-A16415 (DPR-1136, Parcel No. 9615). In May of 1997 (following PWB approval on March 14, 1997) the State acquired a 60 percent undivided interest in the 2,305 acre project. This authorization will permit the acquisition of 25 percent of the remaining property.

Funding and Project Cost Verification

Funding is available to cover the \$445,000 request based on the 1995-96 and 1996-97 appropriations of the Habitat Conservation Fund (HCF) and the 1997-98 appropriation of the Public Resources Account (PRA). The acquisition is eligible for funding through the HCF. The HCF was established by Article 2, California Wildlife Protection of the Fish and Game Code, Section 2787 (a)(2) as adopted by the voters through Prop. 117, approved June 5, 1990.

PRA funds were specifically appropriated for this acquisition. The use of the HCF opportunity funding for this acquisition is consistent with the Department's overall plan for the remaining fund balance. The project is within cost.

Scope Verification

The project is within the scope as approved by the Legislature.

Other

As a part of the initial agreement for the 60 percent undivided interest in the property, the Save-the-Redwoods League granted a no-cost option and lease for the remaining 40 percent of the property, with a term ending on September 30, 1999. The three-year option was structured as two transactions as follows:

1. The initial purchase of an undivided 25 percent interest in the property in the 1997-98 fiscal year for \$945,000 (with provisions that the price will be adjusted to \$1,000,000 if purchased after September 30, 1998 and on or before September 30, 1999); and
2. The final purchase of the residual undivided 15 percent interest in the property for an amount not to exceed \$500,000 to occur on or before September 30, 1999.

This action would provide \$445,000 towards the first of these transactions. The Wildlife Conservation Board and the State Coastal Conservancy have each committed \$250,000 to complete this transaction.

Staff recommendation: Approve site selection and acquisition

CONSENT ITEM

EMPLOYMENT DEVELOPMENT DEPARTMENT (5100)

SAN FRANCISCO RENOVATION

SAN FRANCISCO COUNTY

Authority: See Below

12. Reversion of Renovation and Asbestos Abatement

a. Reversion of the unencumbered balance of the appropriations listed

\$7,787,000 funding in place -- \$3,126,000 DI(588); \$30,000 EDDBF(690); \$982,000 UAF(870); \$3,132,000 UI(871); \$4,114,000 FTF(890); \$74,000 HEO-201; \$443,000 HEO-308

\$0 proposed funding necessary

\$7,787,000 total estimated project cost

\$7,787,000 previously allocated for preliminary plans (\$259,000), working drawings (\$333,000), construction \$6,678,000 (\$5,819,000 contract, \$407,000 contingency, \$262,000 A&E, \$190,000 other)

Reversion of the unencumbered appropriation balance of the following project to the unappropriated surplus of the Unemployment Compensation Disability Fund, Unemployment Administration Fund - Federal, Unemployment Fund - Federal, due to project termination in accordance with Section 15790 of the Government Code.

This action is pursuant to PWB approval of 8/8/97.

Authority:

<u>Location/Project</u>	<u>Ch/Yr</u>	<u>Item</u>	<u>Amount</u>
Renovation and Asbestos Abatement - Construction:			
80.35.001	162/96	5100-301-0588(1)	\$2,872,000
	162/96	5100-301-0870(2)	\$674,000
	162/96	5100-301-0871(2)	\$3,132,000

Pulled.

CONSENT ITEM

STAFF ANALYSIS – ITEM 12

Employment Development Department, San Francisco Renovation

This item has been removed from the agenda.

CONSENT ITEM

OAKLAND RENOVATION ALAMEDA COUNTY

*Authority: Chapter 303/95, Item 5100-310-690(1)
Item 5100-301-870(2), Item 5100-301-871(1)*

13. Renovation and Asbestos Abatement

Amend previous board action to reflect accurate funding needs.

- a. Recognize Scope Change
- b. Approve Additional Costs \$415,000

\$3,550,000 funding in place—\$1,204,000 EDDBF (690); \$961,000 UAF(870); \$1,385,000 UIF(871); (42,346,000) FTF(890)

\$3,538,000 total estimated project cost

(\$3,122,000) previously allocated for preliminary plans (\$119,000), working drawings (\$190,000), and construction (\$2,814,000)

(\$427,000) bid savings

\$415,000 to be allocated for construction

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 13

Employee Development Department, Oakland Renovation

This item is a technical correction. Due to a calculation error in preparing the August 8th PWB briefing agenda, this item is being amended to correct the statement of funding needs originally presented at the August 8, 1997 PWB meeting, Item 25. An augmentation of \$70,000 was erroneously requested at this time, but there is no augmentation of this project as all increased construction costs can be applied to bid savings.

Staff Recommendation: Recognize correction.

CONSENT ITEM

DEPARTMENT OF YOUTH AUTHORITY (5460)

N. A. CHADERJIAN SCHOOL SAN JOAQUIN COUNTY

Authority: 1997 Budget Act, Item 5460-301-0001(6)

14. Security Upgrades—N. A. Chaderjian School

a. Approve Preliminary Plans

\$983,000 funding in place

\$660,000 proposed funding necessary

\$660,000 total estimated project cost

\$5,000 previously allocated for — preliminary plans

\$655,000 to be allocated for — working drawings \$21,000, construction \$643,000
(\$553,000 contract, \$39,000 contingency, \$42,000 A&E costs—at CCCI
3598)

Moved to Special PWB meeting September 17, 1997.

CONSENT ITEM

STAFF ANALYSIS – ITEM 14

Department Of Youth Authority, N. A. Chaderjian School

This item has been moved to the September 17th Special Meeting.

CONSENT ITEM

UNIVERSITY OF CALIFORNIA (6440)

DAVIS CAMPUS

YOLO COUNTY

Authority: Chapter 282/97, Item 6440-301-0658(4)

15. Walker Hall Seismic Replacement Facility

a. Approve Preliminary Plans

\$862,000 funding in place--\$862,000 University funds

\$18,600,000 proposed funding necessary--to be determined in a future budget

\$19,462,000 total estimated project cost

\$862,000 previously allocated for--preliminary plans \$862,000

\$18,600,000 to be allocated for--working drawings \$883,000; construction \$16,642,000 (\$15,230,000 contracts, \$762,000 contingency, \$650,000 A&E costs); demolition \$1,075,000 (\$896,000 contracts, \$45,000 contingency, \$134,000 A&E costs) at ENR 5734

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 15

University of California Davis , Walker Hall Seismic Replacement Facility

This item is a holdover item from the previous meeting. The Walker Hall Seismic Replacement Facility project will provide a new 36,618 assignable square foot (asf) building for the Department of Civil and Environmental Engineering, the Department of Applied Science, and the Division of Biomedical Engineering, allowing consolidation of the College of Engineering in the same area of campus, in seismically safe spaces designed for its programs.

Funding and Project Cost Verification

Funds are provided through Chapter 282/97, Item 6440-301-0658(4). The project is currently within cost.

Scope Verification

The project is within scope.

CEQA

The university certifies that it has complied with the requirements of CEQA for this project.

Other

The building will be a three-story, steel frame building clad with precast concrete located at the corner of Bainer Hall Way and the north/south access road near the center of the Engineering precinct. The project schedule is as follows:

Working drawings:	March 1998
Bid date:	May 1998
Award date:	June 1998
Completion date:	June 2000

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

IRVINE CAMPUS ORANGE COUNTY

Authority: Chapter 282/97, Item 6440-301-0658(8)

16. Administration Building Seismic Corrections

a. Approve Preliminary Plans

\$88,000 funding in place--\$88,000 University funds

\$1,611,000 proposed funding necessary--to be determined in a future budget

\$1,699,000 total estimated project cost

\$88,000 previously allocated for--preliminary plans \$88,000

\$1,611,000 to be allocated for--working drawings \$68,000; construction \$1,543,000 (\$1,347,000 contracts, \$68,000 contingency, \$128,000 A&E costs) at ENR 5734

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 16

University of California Irvine, Administration Building Seismic Corrections

This item is a holdover from the previous meeting. This project will structurally upgrade the Administration Building, currently rated “seismically poor,” by installing steel drag strut ties at the second level and adding seismic connections to the exterior curtain wall panels and concrete railings.

Funding and Project Cost Verification

Funds are provided through Chapter 282/97, Item 6440-301-0658(8). The project is currently within cost.

Scope Verification

The project is within scope.

CEQA

The university certifies that it has complied with the requirements of CEQA for this project.

Other

The project also includes disabled access code upgrades to washrooms and required life safety upgrades to exit paths of travel. The fire alarm system and elevator control system will be replaced. The project schedule is as follows:

Working drawings:	February 1998
Bid date:	May 1998
Award date:	June 1998
Completion date:	December 1998

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

IRVINE CAMPUS ORANGE COUNTY

Authority: Chapter 282/97, Item 6440-301-0658(9)

17. Humanities Office Building Seismic Improvements

a. Approve Preliminary Plans

\$265,000 funding in place--\$265,000 University funds

\$4,479,000 proposed funding necessary--to be determined in a future budget

\$4,744,000 total estimated project cost

\$265,000 previously allocated for--preliminary plans \$265,000

\$4,479,000 to be allocated for--working drawings \$180,000; construction \$4,299,000 (\$3,797,000 contracts, \$190,000 contingency, \$312,000 A&E costs) at ENR 5734

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 17

University of California at Irvine, Humanities Office Building Seismic Corrections

This item is a holdover from the previous meeting. This project will structurally upgrade the Humanities Office Building.

Funding and Project Cost Verification

Funding is provided through Chapter 282/97, Item 6440-301-0658(9). The project is currently within cost.

Scope Verification

The project is within scope as approved by the Legislature.

CEQA

The university certifies that it has complied with the requirements of CEQA for this project.

Other

The project includes disabled access code upgrades to two washrooms and extension of the elevator to the fifth floor, and required life safety upgrades to exit paths of travel and the fire alarm system. It will also upgrade the HVAC and telecommunication systems. The schedule for this project is as follows:

Working drawings:	February 1998
Bid date:	May 1998
Award date:	June 1998
Completion date:	June 1999

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

LOS ANGELES CAMPUS LOS ANGELES COUNTY

Authority: Chapter 282/97, Item 6440-301-0658(14)

18. Campus Fire Alarm System Upgrade, Phase 2

a. Approve Preliminary Plans

\$75,000 funding in place--\$75,000 University funds

\$1,815,000 proposed funding necessary--to be determined in a future budget

\$1,890,000 total estimated project cost

\$75,000 previously allocated for--preliminary plans \$75,000

\$1,815,000 to be allocated for--working drawings \$77,000; construction \$1,738,000 (\$1,532,000 contracts, \$75,000 contingency, \$131,000 A&E costs) at ENR 5734

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 18

University of California Los Angeles, Campus Fire Alarm System Upgrade, Phase 2

This item is a holdover from the previous meeting. The Campus Fire Alarm System Upgrade, Phase 2 project is the second of a series of phased projects to upgrade fire alarm systems within campus facilities.

Funding and Project Cost Verification

Funds are available through Chapter 282/97, Item 6440-301-0658(14). The project is currently within cost.

Scope Verification

The project is within scope.

CEQA

The university certifies that it has complied with the requirements of CEQA for this project.

Other

This project will replace outdated electro-mechanical fire alarm systems in the Engineering I Building, Warren Hall, Rolfe Hall, Dodd Hall, and the Louis Factor Building, and it will install a riser and data gathering panels in the School of Dentistry Building. The project is scheduled as follows:

Working drawings:	January 1998
Bid date:	April 1998
Award date:	May 1998
Completion date:	May 1999

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

RIVERSIDE CAMPUS RIVERSIDE COUNTY

Authority: Chapter 282/97, Item 6440-301-0658(17)

19. Boyce Hall Seismic Upgrade

a. Approve Preliminary Plans

\$50,000 funding in place--\$50,000 University funds

\$2,422,000 proposed funding necessary--to be determined in a future budget

\$2,472,000 total estimated project cost

\$50,000 previously allocated for--preliminary plans \$50,000

\$2,422,000 to be allocated for--working drawings \$143,000; construction \$2,279,000 (\$2,070,000 contracts, \$104,000 contingency, \$105,000 A&E costs) at ENR 5734

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 19

University of Riverside, Boyce Hall Seismic Upgrade

This item is a holdover from the previous meeting. The Boyce Hall Seismic Upgrade project will construct four new exterior buttresses to brace the building from the first through the fifth floors, rework building utilities impacted by the buttress construction and anchoring, and restore affected landscaping.

Funding and Project Cost Verification

Funding is provided through Chapter 282/97, Item 6440-301-0658(17). The project is currently within cost.

Scope Verification

The project is within scope as approved by the Legislature.

CEQA

The university certifies that it has complied with the requirements of CEQA for this project.

Other

The project schedule is as follows:

Working drawings:	May 1998
Bid date:	September 1998
Award date:	October 1998
Completion date:	November 1999

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

RIVERSIDE CAMPUS RIVERSIDE COUNTY

Authority: Chapter 282/97, Item 6440-301-0658(18)

20. Fine Arts Seismic Facility

a. Approve Preliminary Plans

\$534,000 funding in place--\$534,000 University funds

\$26,009,000 proposed funding necessary--to be determined in a future budget

\$26,543,000 total estimated project cost

\$534,000 previously allocated for--preliminary plans \$534,000

\$26,009,000 to be allocated for--working drawings \$820,000; construction \$23,093,000 (\$20,340,000 contracts, \$1,010,000 contingency, \$1,743,000 A&E costs) at ENR 5734; and equipment \$2,096,000 at EPI 2475

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 20

University of California Riverside, Fine Arts Seismic Facility

This item is a holdover from the previous meeting. The Fine Arts Seismic Facility project will construct a 55,199 assignable square feet (asf) building which will provide permanent teaching, research, office, and support space for the departments of Studio Art, Art History, Dance, Music, and Theater, and will support classroom and Theater Facilities Unit functions during the renovation of Humanities-Olmsted.

Funding and Project Cost Verification

Funds are provided through Chapter 282/97, Item 6440-301-0658(18). The project is currently within cost.

Scope Verification

The project is within scope as approved by the Legislature.

CEQA

The university certifies that it has complied with the requirements of CEQA for this project.

Other

Portions of Canyon Crest Drive and West Campus Drive adjacent to the site will be removed, and new hardscape, primarily pedestrian walkways, will be constructed. An existing utility tunnel and other utilities will be extended to the site. The schedule for this project is as follows:

Working drawings:	February 1998
Bid date:	May 1998
Award date:	June 1998
Completion date:	June 2000

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

SAN FRANCISCO CAMPUS

SAN FRANCISCO COUNTY

Authority: Chapter 282/97, Item 6440-301-0658(22)

21. Health Sciences East Improvements, Phase 1

a. Approve Preliminary Plans

\$143,000 funding in place--\$143,000 University funds

\$6,026,000 proposed funding necessary--to be determined in a future budget

\$6,169,000 total estimated project cost

\$143,000 previously allocated for--preliminary plans \$143,000

\$6,026,000 to be allocated for--working drawings \$418,000; construction \$5,608,000 (\$5,124,000 contracts, \$256,000 contingency, \$228,000 A&E costs) at ENR 5734

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 21

University of California San Francisco, Health Sciences East Improvements, Phase 1

This item is a holdover from the previous meeting. The Health Sciences East Improvements, Phase 1 project will correct fume hood exhaust and ventilation deficiencies.

Funding and Project Cost Verification

Funds are provided through Chapter 282/97, Item 6440-301-0658(22). The project is currently within cost.

Scope Verification

The project is within scope as approved by the Legislature.

CEQA

The university certifies that it has complied with the requirements of CEQA for this project.

Other

This project will correct fume hood exhaust and ventilation deficiencies by providing new exhaust fans and seismically bracing existing ones; manifolded exhaust ductwork at the roof; installing control devices to maintain fume hood face velocities; providing new supply air fans with chilled water coils; modifying the controls system; and upgrading the ductwork. The project schedule is as follows:

Working drawings:	February 1998
Bid date:	April 1998
Award date:	May 1998
Completion date:	November 1999

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

SANTA BARBARA CAMPUS

SANTA BARBARA COUNTY

Authority: Chapter 282/97, Item 6440-301-0658(25)

22. Seawater System Renewal

a. Approve Preliminary Plans

\$424,000 funding in place--\$424,000 University funds

\$8,787,000 proposed funding necessary--to be determined in a future budget

\$9,211,000 total estimated project cost

\$424,000 previously allocated for--preliminary plans \$424,000

\$8,787,000 to be allocated for--working drawings \$670,000; construction \$8,117,000 (\$7,299,000 contracts, \$510,000 contingency, \$308,000 A&E costs) at ENR 5734

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 22

University of California Santa Barbara, Seawater System Renewal

This item is a holdover from the previous meeting. The Seawater System Renewal project will modify the existing 800 gpm capacity seawater intake and distribution system to provide seawater flow capacity of 1200 gpm. Accessibility for pedestrians, vehicles and fire trucks will be increased and an existing rock revetment will be expanded to protect the system components from storm damage and stabilize the lagoon barrier.

Funding and Project Cost Verification

Funds are provided through Chapter 282/97, Item 6440-301-0658(25). The project is currently within cost.

Scope Verification

The project is within scope as approved by the Legislature.

CEQA

The university certifies that it has complied with the requirements of CEQA for this project.

Other

The schedule for this project is as follows:

Working drawings:	February 1998
Bid date:	May 1998
Award date:	June 1998
Completion date:	September 1999

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

SANTA CRUZ CAMPUS

SANTA CRUZ COUNTY

Authority: Chapter 282/97, Item 6440-301-0658(27)

23. Mt. Hamilton Infrastructure Improvements

a. Approve Preliminary Plans

\$350,000 funding in place--\$350,000 University funds

\$5,408,000 proposed funding necessary--to be determined in a future budget

\$5,758,000 total estimated project cost

\$350,000 previously allocated for--preliminary plans \$350,000

\$5,408,000 to be allocated for--working drawings \$250,000; construction \$5,158,000 (\$4,629,000 contracts, \$231,000 contingency, \$298,000 A&E costs) at ENR 5734

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 23

University of California at Santa Cruz, Mt. Hamilton Infrastructure Improvements

This item is a holdover from the previous meeting. The Mt. Hamilton Infrastructure Improvements project will improve the infrastructure that serves facilities at Lick Observatory on Mt. Hamilton in Santa Clara County. It is noted that Mt. Hamilton is in Santa Clara County and not Santa Cruz County as reported in the Agenda.

Funding and Project Cost Verification

Funds are provided through Chapter 282/97, Item 6440-301-0658(27). The project is currently within cost.

Scope Verification

The project is within scope as approved by the Legislature.

CEQA

The university certifies that it has complied with the requirements of CEQA for this project.

Other

Lick Observatory is a multi-campus research unit which provides the primary astronomical instruction and research observation facilities for six campuses. The first construction phase of the project will reconstruct septic tank systems, improve heating systems, and correct underground fuel storage tanks. The second construction phase will upgrade the fire alarm and electrical systems and reconstruct roadways. The schedule for this project is as follows:

Working drawings:	February 1998
Bid date:	April 1998
Award date:	May 1998
Completion date:	November 1999

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

SANTA CRUZ CAMPUS

SANTA CRUZ COUNTY

Authority: Chapter 282/97, Item 6440-301-0658(28)

24. Applied Sciences Building Alterations, Phase 1

a. Approve Preliminary Plans

\$105,000 funding in place--\$105,000 University funds

\$3,342,000 proposed funding necessary--to be determined in a future budget

\$3,447,000 total estimated project cost

\$105,000 previously allocated for--preliminary plans \$105,000

\$3,342,000 to be allocated for--working drawings \$137,000; construction \$1,978,000 (\$1,788,000 contracts, \$86,000 contingency, \$104,000 A&E costs) at ENR 5734; and equipment \$1,227,000 at EPI 2475

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 24

University of California San Cruz, Applied Sciences Building Alterations, Phase 1

This item is a holdover from the previous meeting. The Applied Sciences Building Alterations, Phase 1 project will adapt space in the Applied Sciences Building for the specialized needs of the new Electrical Engineering program and will improve spaces to Computer Engineering and Computer Sciences.

Funding and Project Cost Verification

Funds are provided through Chapter 282/97, Item 6440-301-0658(28). The project is currently within cost.

Scope Verification

The project is within scope as approved by the Legislature.

CEQA

The university certifies that it has complied with the requirements of CEQA for this project.

Other

The project will result in 13,677 assignable square feet (asf) will be renovated, six existing rooms (4,833 asf) will be minimally altered, improvements will be made to the HVAC systems on the first floor, and air conditioning will be provided in spaces with heat-generating equipment. An existing absorption chiller and other mechanical equipment will be replaced, and other mechanical and electrical system improvements will occur in the basement and roof mechanical spaces. The project schedule is as follows:

Working drawings:	February 1998
Bid date:	May 1998
Award date:	June 1998
Completion date:	March 1999

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CALIFORNIA STATE UNIVERSITY (6610)

CALIFORNIA STATE POLYTECHNIC UNIVERSITY, POMONA LOS ANGELES COUNTY

Authority: Chapter 282/97, Item 6610-301-0658(17)

25. Engineering Labs Replacement

a. Approve Preliminary Plans

\$1,122,000 funding in place—\$1,122,000 University funds

\$23,494,000 proposed funding necessary—construction \$23,494,000 proposed in 97/98 Budget Act

\$5,853,000 proposed funding necessary—project administration \$375,000 and equipment \$5,478,000 to come from nonstate funds

\$30,469,000 total estimated project cost

\$23,494,000 to be allocated for—construction \$23,494,000 (contract \$20,887,000, contingency \$1,062,000, project administration \$1,545,000); by the Department of Finance at ENR 5734

\$5,853,000 to be received from nonstate monies for project administration and equipment

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 25

California State Polytechnic University Pomona, Engineering Labs Replacement

This item is a holdover from the previous meeting. This project will construct a new 75,580 asf two-story laboratory facility for the College of Engineering to replace teaching laboratories, graduate research space, self-instruction computer labs, faculty offices, and other special instructional space currently housed in substandard facilities.

Funding and Project Cost Verification

Funds are provided through Chapter 282/97, Item 6610-301-0658(17). The project is currently within cost.

Scope Verification

This project is within scope and budget as approved by the Legislature.

CEQA

The CEQA Notice of Determination was filed September 12, 1996, at the State Clearinghouse. The CEQA review period expired on October 12, 1996.

Other

Presently these programs are housed in six buildings. Four of the buildings (Bldgs. 10, 11, 12, and 14) are antiquated metal structures which will be demolished. The project will replace 177 full time equivalents (FTEs) of teaching laboratories in the College of Engineering and provide space for an additional 29 laboratory FTEs to meet future enrollment. The project also replaces 72 graduate research stations, 62 general and advanced self-instruction computer stations, and four specialized instructional areas (e.g., self-instruction laboratories). A secondary effect included in this project will be a minimal renovation of building 13, Aerospace Industrial Engineering, for the College of Environmental Design's Art Department, which is currently housed in one of the buildings to be demolished. This project has state and nonstate donor funding.

The project schedule is as follows:

	<u>Demo/Site Work</u>	<u>New Construction</u>
Working drawings:	July 1997	May 1998
Bid date:	August 1997	August 1997
Award date:	September 1997	November 1997
Completion date:	December 1997	November 1999

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CALIFORNIA COMMUNITY COLLEGES (6870)

**ANTELOPE VALLEY COMMUNITY COLLEGE DISTRICT
ANTELOPE VALLEY COLLEGE
LOS ANGELES COUNTY**

*Authority: Chapter 587/92, Item 6870-301-705(6) [Preliminary Plans]
Chapter 282/97, Item 6870-301-065 (2.1) [Working Drawings]*

26. Business/Multi-media Center (Business/Audio Visual Addition)

a. Approve Preliminary Plans

\$545,000 funding in place -- 1992 Higher Education Capital Outlay Bond Funds (\$150,000) 1996 Higher Education Capital Outlay Bond Funds (\$395,000)

\$7,958,000 proposed funding necessary - to be determined in a future budget

\$8,503,000 total estimated project cost

\$150,000 previously allocated for preliminary plans

\$8,353,000 to be allocated for -- working drawings \$395,000, construction \$7,958,000 (\$7,148,000 contracts, \$358,000 contingency, \$143,000 construction management, \$309,000 A&E/T&I) at CCI 3571 (ENR 5734)

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 26

Antelope Valley Community College District, Approval of Preliminary Plans

This item is a holdover from the previous meeting. The district is requesting approval of preliminary plans for a 26,858 asf building with the following program spaces: business education (12,056 asf), media services (6,922 asf), district duplicating services (1,388 asf), data processing (1,357 asf), and staff services and faculty offices (5,135 asf).

Funding and Project Cost Verification

Funds are available through Chapter 587/92, Item 6870-301-705(6) for preliminary plans and Chapter 282/97, Item 6870-301-0658(2.1) for working drawings. Construction costs will be proposed in a future Governor's Budget. The project is currently within cost.

Scope Verification

The project is within scope as approved by the Legislature.

CEQA

The Notice of Determination was filed on June 17, 1997 and the CEQA review period has since elapsed.

Other

The project schedule is as follows:

Completion of working drawings:	January 1998
Bid date:	July 1998
Completion date:	March 2000

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

**LOS ANGELES COMMUNITY COLLEGE DISTRICT
EAST LOS ANGELES COLLEGE
LOS ANGELES COUNTY**

Authority: Chapter 162/96, Item 6870-301-0658(34) Preliminary Plans and Working Drawings

*Chapter 282/97, Item 6870-490(34) Reappropriation of W
Chapter 282/97, Item 6870-301-0658(40) Construction*

27. Child Care/Development Center (Health & Safety)

a. Approve Preliminary Plans

\$3,759,000 funding in place -- 1996 Higher Education Capital Outlay Bond Funds

\$0 proposed funding necessary - to be determined in a future budget

\$3,759,000 total estimated project cost

\$112,000 previously allocated for preliminary plans

\$3,647,000 to be allocated for -- working drawings \$169,000, construction \$3,478,000
(\$3,149,000 contracts, \$157,000 contingency, \$172,000 A&E/T&I)
at CCI 3571 (ENR 5734)

Approved.

CONSENT ITEM

STAFF ANALYSIS – ITEM 27

Los Angeles Community College District, Child Care/Development Center

Approval of preliminary plans is requested for the Child Care/Development Center at East Los Angeles College. The budget provides for \$281,000 for preliminary plans and working drawings and \$3,478,000 for construction of a 13,455 asf child development facility to replace and expand an unsafe child care facility. The facility will provide early childhood education experience including a practicum and observation laboratories for student in child development and related disciplines.

Funding and Project Cost Verification and Cost

Preliminary plans and working drawings are funded through Chapter 162/96, Item 6870-301-0658 (34). Working drawings are reappropriated in Chapter 282/97, Item 6870-490 (34). Construction costs are funded in Chapter 282/97, Item 6870-301-0658 (40). The project is currently within cost.

Scope Verification

The project is within scope as approved by the Legislature.

CEQA

The CEQA Negative Declaration was filed May 5, 1997. The review period expired July 5, 1997.

Other

Due to delays in filing the Negative Declaration with the State Clearinghouse, the public notice period extended beyond the date of the June PWB meeting; hence, the Legislature had to reappropriate working drawings before the Public Works Board could approve the preliminary plans. The public notice period is now completed. The project schedule is as follows:

Completion of working drawings:	May 1998
Bid date:	June 1998
Completion date:	December 1999

Staff Recommendation: Approve preliminary plans.

OTHER BUSINESS

28. Presentation of staff written analysis

29. New requirements for submitting State Public Works Board agenda items

REPORTABLES

30. To be presented at meeting

OTHER BUSINESS

28. Presentation of staff written analysis - Discussion of staff plans to provide more comprehensive information on board items.
29. New requirements for submitting State Public Works Board agenda items - Discussion of updating SAM manual.

REPORTABLES

30. To be presented at meeting

Date:

Respectfully Submitted,

SHELLEY MATEO
Administrative Secretary